

**CITY OF DELTONA, FLORIDA
PLANNING & ZONING BOARD MEETING
WEDNESDAY, APRIL 15, 2015**

A Regular Meeting of the Deltona Planning and Zoning Board was held on April 15, 2015, in the Commission Chambers located at 2345 Providence Boulevard, Deltona, Florida.

1. CALL TO ORDER:

The meeting was called to order at 7:00 p.m. by Chairman Burbank.

2. ROLL CALL:

Chairman	Tom Burbank	Present
Vice Chairman	Adam Walosik	Present
Member-Secretary	Wendy Hickey	Present
Member	Victor Ramos	Present
Member	Noble Olasimbo	Present
Member	Stony Sixma	Present
Member	Herb Zischkau	Present

Also present: Planning & Development Assistant Director, Ron Paradise and Administrative Assistant, Kathrine Kyp.

Mr. Paradise stated for the record that, Item 6. A., Resolution No. 2015-07, Conditional Use Application, CU15-002 Lake Sidney Shores proposed sewage package plant has been postponed until May 20, 2015 at 7:00 p.m. in the Commission Chambers.

3. APPROVAL OF MINUTES:

A. Minutes:

1. Meeting - February 18, 2015.

Motion by Member Sixma, seconded by Member Olasimbo to adopt the minutes of the Planning & Zoning Board Meeting of February 18, 2015, as presented.

Motion carries unanimously.

4. PUBLIC COMMENTS: None

5. OLD BUSINESS: None

6. NEW BUSINESS:

B. Ordinance No. 03-2015, Rezoning Application, RZ15-001, Hess Gas Station

Mr. Paradise provided a brief summary regarding the application. The applicant is requesting the rezoning from C-1 (Retail Commercial) to C-2 (General Commercial) to maintain a fleet of rental trucks and trailers.

Member Zischkau and Mr. Paradise discussed the compatibility of the rezoning and the potential of rezoning the adjacent shopping center.

Discussion ensued amongst board and staff regarding floor area ratio (FAR), impervious surface ratio (ISR) and parking requirements.

Member Walosik asked whether the City will require the property owner to modify the site for larger parking and require a site plan review. Mr. Paradise stated that a review will be required.

Sokha Mey, 2840 Doyle Rd., Deltona, Fl., applicant, and Chairman Burbank discussed the specifics if the rental trucks and trailers inventory.

Motion by Member Zischkau, seconded by Member Sixma, to recommend that the City Commission adopt Ordinance No. 03-2015 rezoning the subject parcel referred to as Lot 2 Huffman Subdivision, According to the Plat Thereof as Recorded in Map Book 46, Page 162 of the Public Records of Volusia County, Florida from C-1 to C-2 and that the commission direct Staff to examine the options for rezoning the shopping center and surrounding properties and report to the Planning and Zoning Board their results.

Discussion occurred regarding the motion presented.

Motion failed 2-5 with members voting as follows: Chairman Burbank, against; Member Walosik, against; Member Hickey, against; Member Olasimbo, against; Member Ramos, against; Member Sixma, for; Member Zischkau, for.

Motion by Member Hickey, seconded by Member Olasimbo to recommend that the City Commission adopt Ordinance No. 03-2015 rezoning the subject parcel referred to as Lot 2 Huffman Subdivision, According to the Plat Thereof as Recorded in Map Book 46, Page 162 of the Public Records of Volusia County, Florida from C-1 to C-2.

Motion carried unanimously.

7. DISCUSSION:

A. By the Board: Chairman Burbank advised Member Zischkau that he as a citizen of Deltona could contact the City Commission with his suggestions.

B. By the City Attorney: None.

C. By Planning & Development Staff: None.

8. ADJOURNMENT:

There being no further business, the meeting adjourned at 7:25 p.m.

ATTEST:



Kathrine Kyp, RECORDING SECRETARY



Tom Burbank, CHAIRMAN